

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 19 February 2021

Item Number 1			
Application Reference	LA05/2020/0241/O	Date Valid	19.03.2020
Description of Proposal	Site for replacement dwelling, garage and ancillary works (renewal of LA05/2016/1152/O)	Location	7 River Road Cargacreevy Boardmills Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Design, height and size of the proposed dwelling.	The design and size of the proposal would be considered at reserved matters stage. A ridge height of 6.0m above the finished floor level would be placed on (same as previously approved) to comply with policy and not have a negative impact on the character of the area or the amenity of neighbouring residents.		
Design of building.	The proposed replacement dwelling would be modest in size due to the restrictions of the site and to comply with policy a replacement dwelling is not to have a visual impact significantly greater than what it is replacing. This would be dealt with at reserved matters stage.		
Visual amenity.	To comply with planning policy the proposal must not have a visual impact significantly greater than the existing and it must also be in keeping with rural design principles.		
Demolition of existing building.	A condition would be placed on that the existing dwelling be demolished prior to construction of the new dwelling.		
Impact on privacy.	It is acknowledged that the neighbouring dwellings rear amenity is adjacent and to the east of the application site. The replacement dwelling would be sensitively designed as not to have a negative impact on neighbouring privacy/amenity.		
Concerns over soakaway located within the objector's field.	The application is for outline permission to establish the principle for development only on the site. As such no details are provided to the positioning of the septic tank and soakaway however Environmental Health and Drainage and Water have raised no objections in principle		

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	to the proposal. It is the applicant's responsibility to ensure that they own or control all lands necessary to implement a development. Ownership of the land is not a material planning consideration.
Land ownership/P2 challenge.	Land ownership is a civil/legal issue, however through the processing of the application an amended site location map has been submitted to address the concerns raised. The red line has been reduced slightly.

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Item Number 2			
Application Reference	LA05/2018/0364/F	Date Valid	12.04.2018
Description of Proposal	Proposed dwelling & detached garage (as per extant planning permission REF: LA05/2016/00343/F) with amended position of new garage, minor internal amendments to new dwelling, minor change in location of house & extension of site curtilage to accommodate new proposed garden location.	Location	Approx 40m NE of 5 Temple Road Ballinderry Upper Lisburn
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Applicant has extended the curtilage of site.	The extension of curtilage has been included in the proposal description and taken into consideration during the assessment of this application.		
Application would facilitate another dwelling at the back of the house.	This application is for the amendment to the dwelling and garage in regard to reference number LA05/2016/0343/F. A further house would require a new application which would be considered under its own merits.		
Additional access laneway to the rear of the site.	The agent has clarified the access is to be removed and reinstated to its original condition on completion of the dwelling.		
Land ownership.	The agent has provided a P2A Form serving notice to the relevant land owners. DFI Roads have been consulted and offered no objections. Land ownership is not a material planning consideration and is a legal/civil issue. It is acknowledged that permission does not confer title.		
Concerns regarding soakaway	The view is expressed the soakaway systems will be impacted as a result of the proposal. Both Environmental Health and NIEA – Water Management Unit have been consulted on the application and offered no		

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	objections. This would be a civil matter outside of the remit of planning control.
The neighbouring soakaway not indicated on plans.	The soakaway at No 5 Temple Road has been indicated on the Council stamped drawing 02D dated 15 th February 2021.
Description of site location is incorrect.	The site address is considered to be fully accurate.

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Item Number 3			
Application Reference	LA05/2020/0995/F	Date Valid	26.11.2020
Description of Proposal	Proposed roofspace conversion to dwelling including 2 no dormer windows to front elevation and 3 no rooflights to rear elevation.	Location	37 Waterloo Road Lisburn
Group Recommendation	Approval	Case Officer	Joanna Magee
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbour notification.	All relevant neighbour notification has been carried out in addition to the application being advertised. Following site inspection the nearby landowner has no dwelling constructed to notify. The application is also advertised in the press.		
Overlooking Concerns.	The roof structure of the property is altered with two traditional dormer windows proposed at the front of the property matching the existing dormer. There will be no concerns with overlooking or privacy in relation to the adjacent site due to the separation distance from the proposal.		
Scale Dominance & Design Concerns.	The design of the two dormer windows to the front of the property is compliant with Building on Tradition, A sustainable Design Guide for Northern Ireland Countryside. The two dormers proposed one serving bedroom 5 and the other being a landing area are designed to be in keeping with the existing dormer which is traditional and in keeping with the property.		
Concerns relating to the character of the area.	There are now a number of large detached properties ranging from contemporary modern design to traditional two storey. The property is set back from the roadside and not immediately prominent on the landscape. The character of Waterloo Road would not be adversely impacted upon due to this proposal.		

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Concerns regarding use of additional bedroom.	This application is made under householder development and there is no indication it will be used for anything other than a bedroom and shower room with storage space.
Septic tank concerns.	Any related incidents can be referred to Environmental Health at LCCC as matter for them to investigate.

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Item Number 4			
Application Reference	LA05/2019/1235/F	Date Valid	04.12.2019
Description of Proposal	Proposed erection of 13 apartments, to include private car parking provision, retaining walls and new access off Magheralave Road and all other associated site works and landscaping (change from previous approval S/2006/0070/RM)	Location	Lands immediately to the west of no. 5 Fairfields Glen Lisburn & to the south of 54 Magheralave Road Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Parking Provision	<p>The view is expressed that there is insufficient car parking spaces available for the residents of the proposed apartments and that this will impact on all residents and owners next to the apartments as any overflow of vehicles will be parked in front of the properties.</p> <p>DFI Roads have been consulted several times throughout the processing of this application, requesting additional information at different times. The last consultation stated that they had no objections in relation to the parking provision. Council are content that adequate car parking provision has been provided in relation to the proposal.</p>		
Road Safety	Concern is expressed that the road has multiple bends so any vehicles parked on the footpath will decrease visibility and pose a danger to residents, especially children.		

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	DFI Roads did not raise any concerns in relation to the possibility of decreased visibility or danger from parked cars in the road. Based on the advice provided, the Council is content that there will be no added danger as a result of the proposal.
Increased traffic flow through the development.	DFI Roads did not have an issue with the flow of traffic and Council are content that parking and progression will not be impacted on as a result of this proposal.

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Item Number 5			
Application Reference	LA05/2020/0229/F	Date Valid	11.03.2020
Description of Proposal	Proposed eight small light industrial units, at the existing Drumbo Park site and also the addition of a new water harvesting tank associated with the dog track maintenance	Location	Drumbo Park 57 Ballyskeagh Road Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policy PED1 of Planning Policy Statement 4, Planning and Economic Development as the site is not within an area specifically allocated for industrial use within the Local Development Plan nor is it within an existing industrial or employment area.</p> <p>The proposal is contrary to paragraph 6.88 of the Strategic Planning Policy Statement for Northern Ireland and Policy PED 2 and PED 6 of Planning Policy Statement 4, Planning and Economic Development, in that the site is located within a rural countryside area and no exceptional circumstances have been demonstrated to justify relaxation of the planning controls exercised in this area. The proposal would also set an undesirable precedent if approved.</p> <p>The proposal is contrary to the SPPS and Policy PED 9 of Planning Policy Statement 4, Planning and Economic Development in that it has not been demonstrated that the proposal is compatible with the surrounding uses and that it will not adversely affect the natural heritage features.</p> <p>The proposal is considered to be contrary to the requirements of policy U1 and U5 of the Lagan Valley Regional Park Local Plan 2005 in that it is not located within existing buildings or an existing industrial complex. It is not considered a development that would protect or enhance the landscape quality and features of the Lagan Valley Regional Park and it is of a scale and design which will not integrate with the sensitive landscape of the Park.</p> <p>The proposal is contrary to paragraph 6.187 of the SPPS and Policy NH6 of Planning Policy Statement 2 – Natural Heritage in that the site lies within a designated Area Of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the special character of the area by reason of its size, scale and siting.</p>			

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Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increase in Traffic	<p>Concern is expressed in relation to an increase in traffic during the week. The view is expressed that the road is regularly used by local residents, the access is a shared access, larger vehicles and noise with greater potential for accidents.</p> <p>DFI Roads were consulted with the application and had no concerns in terms of an increase in traffic, the access being shared with local residents or the likelihood of increased accidents. Council do not believe that the proposal would increase the risk of accidents and that the shared access would be suitable to serve the development.</p>		
Impact on Character	<p>The view is expressed that the proposed development is at odds with the character of the neighbourhood which is semi-rural with no manufacturing evident. Reference is made to industrial units being available at Dunmurry Industrial Estate/Lambeg Mills.</p> <p>The assessment of this application found it to be unacceptable in this countryside location. There are no elements of this proposal that are exceptional and that require this proposal to be at this location.</p>		
Noise and air pollution.	<p>The Environmental Health Department were consulted and did not have any concerns in terms of noise and air pollution.</p>		
Oppose Industrial Development and any future expansion	<p>The view is expressed that it is owed to future generations to oppose any non-countryside development especially industrial development and the prospect of future extension which is inevitable.</p> <p>Planning policy does allow economic development in the countryside in particular circumstances where all the relevant policy criteria are met. This application was not policy compliant.</p>		
Not sport or country pursuit	<p>The view is expressed that the development cannot be termed as either sport or country pursuit as it is an alien concept for area.</p> <p>The proposal was found to be unacceptable in this countryside area as considered in the report.</p>		
Water Supplies	<p>Concern is expressed about water supplies.</p>		

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	<p>Environmental Health did note the water tanks but had no objections to them. The principle of the proposal was found unacceptable and therefore all aspects of it were also.</p>
Sewage Disposal	<p>It is not clear if the industrial units are using mains disposal/or direct effluent in the river or canal or septic tank disposal.</p> <p>The P1 Form states that the surface water and foul sewage will be disposed of via mains. NIW were consulted and had no objections to the proposal.</p>
Light pollution.	<p>No concerns were raised by Environmental Health in regard to light pollution.</p>
Unauthorised advertising	<p>Comment is made that additional advertising at the entrance which is already covered with advertising placards, flag poles, flags with no permission.</p> <p>Any additional advertising requires separate consent.</p>
precedence for commercial/industrial development in this country area	<p>There is no precedence for any sort of commercial/industrial development in this country area - the only industrial site is an empty factory which is up for sale.</p> <p>The proposal was found to be unacceptable in this countryside location and not policy compliant.</p>
There is no benefit of it for the local area and its residents.	<p>The proposal was assessed against the relevant policies and not considered acceptable.</p>
Roads Infrastructure	<p>The Road to Lambeg is not wide enough to withstand an increase in traffic.</p> <p>DFI Roads did not raise concerns in regard to the Road to Lambeg. Council is content that the road network would be suitable to serve this proposal.</p>
Impact on existing businesses	<p>Drumbo Park is already very busy with the Football Grounds and Greyhound Track and it wouldn't have the capacity to facilitate 8 industrial units.</p> <p>The proposal was deemed to be unacceptable in this countryside location, regardless of the existing adjacent development.</p>

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Item Number 6			
Application Reference	LA05/2020/0942/F	Date Valid	16.11.2020
Description of Proposal	Proposed change of house type from dwelling recently approved under LA05/2019/0954/RM	Location	Between 6 and 8 Whinney Hill Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	2	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Diggers and lorries bringing infill – the landscape was changed with trees and hedges removed – work was ongoing late at night.	The movement of vehicles to and from a site associated with construction activity sits outside the remit of planning. Any infilling of land without planning permission may be in breach of planning – this has been passed to enforcement for attention. Any concerns in terms of noise and disturbance can be raised with Environmental Health. The removal of trees and hedging does not require planning permission unless they are protected or conditioned as part of a previous planning approval.		
Mobile Homes and Containers	Concern is expressed about the placing of mobile homes and storage containers. These matters have been referred to the Councils enforcement team for investigation.		
The application has been changed to two storey house – what happened skyline building and they are going to have a business.	The current application has a ridge height of 7.2 metres to the front and 7.6 metres to the rear due to the change in levels. The approved application had a ridge height of 7 metres. The increased ridge height is thought to be acceptable as the dwelling is sufficiently separated from neighbouring dwellings so there are no concerns in terms of overshadowing and the increase in height overall is minimal so the dwelling not appear incongruous in the landscape. An office is shown to be provided on ground floor. It has not been indicated that this is to be used for anything other than domestic use associated with the dwelling.		

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Impact of construction works.	Concern is expressed in relation to the impact of construction works on neighbours. Construction work should be carried out without unreasonable disturbance in accordance with construction guidance. The onus is on the applicant/developer to ensure that the amenity of neighbours is respected during construction phases of development.
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